

FOR SALE
VACANT LAND: 1.74 ACRES +/-

400 West Highway 50, O'Fallon, IL 62269

FORMER SITE OF PRAIRIE FARMS ICE CREAM MANUFACTURING PLANT



- ◆ 2 Parcels: Total Acreage: 1.74 +/-
- ◆ Vacant Pad-Ready Site will be available after demolition of the buildings scheduled in the Fall, 2025.
- ◆ Zoned B-1 by the City of O'Fallon
- ◆ Phase 3 Electric available to the Site
- ◆ 332' of Frontage on W. Highway 50
- ◆ 15,400 Vehicles per Day on Highway 50
- ◆ Approx. 1.5 Miles from I-64 (Exit 16)
- ◆ 5.4 Miles from Scott Air Force Base
- ◆ Close proximity to Hospitals, Restaurants, Hospitality, Etc.
- ◆ EXCELLENT REDEVELOPMENT SITE IN THE HEART OF POPULAR O'FALLON, IL

PLEASE NOTE: Aerial displays buildings. The buildings are scheduled for demolition in the fall, 2025. Sale price of \$1,499,000 is for pad ready vacant lots.

SALE PRICE: \$1,499,000.00

Linda Miller, Broker
618.444.3888

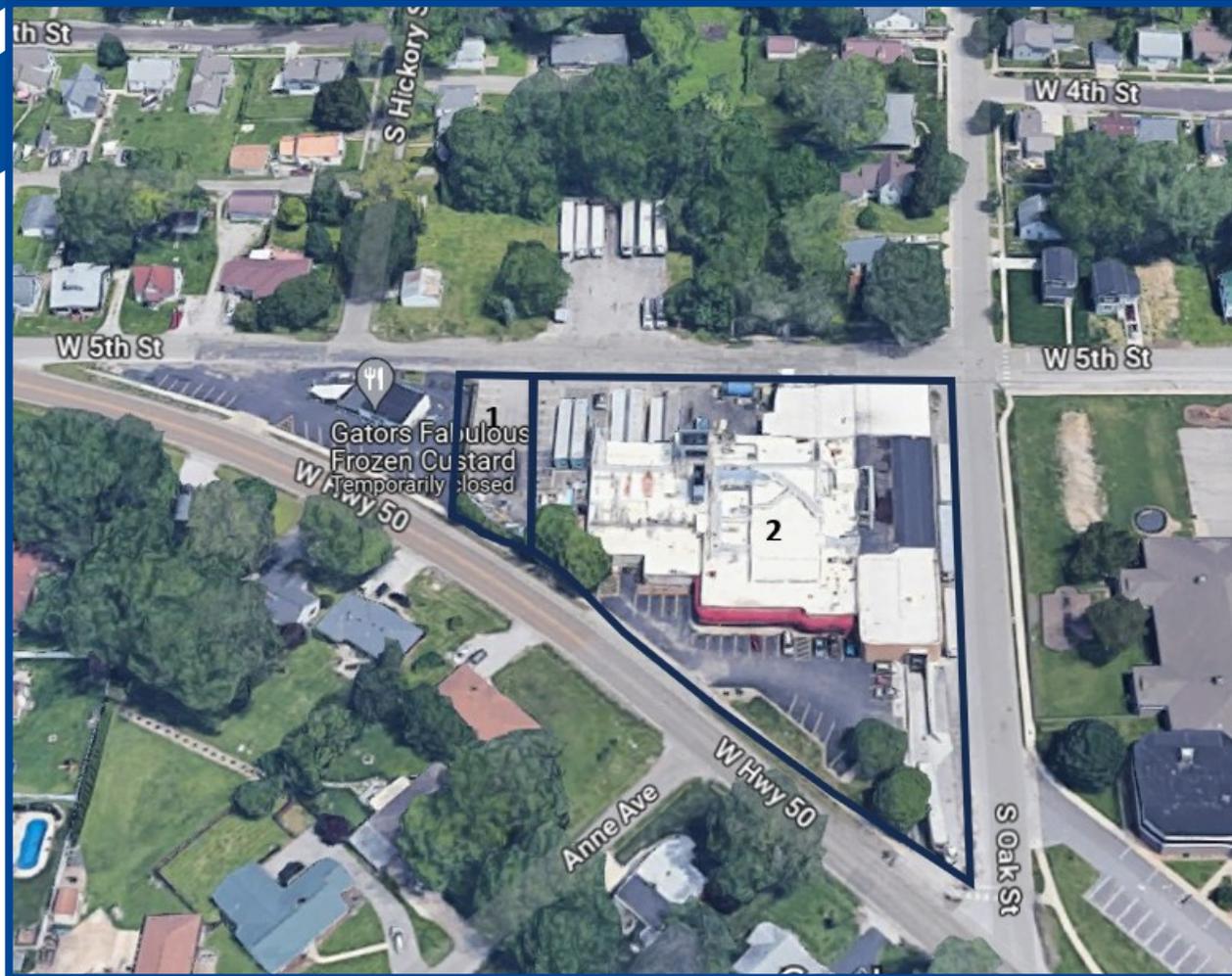
LindaM.remaxcommercial@gmail.com

1668 Windham Way
O'Fallon, IL 62269

PreferredCommercialRE.org

(2 PARCELS)

1.74 ACRES +/-



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	PARCEL NUMBER	ACREAGE	ADDRESS	ZONING	2023 TAXES
1	04-30.0-423-004	0.14	404 W. Hwy 50	B-1	\$421.34
2	04-30.0-423-002	1.6	S. Oak & W. 5th ST.	B-1	\$47,974.32

Building is scheduled for demolition in the Fall of 2025.

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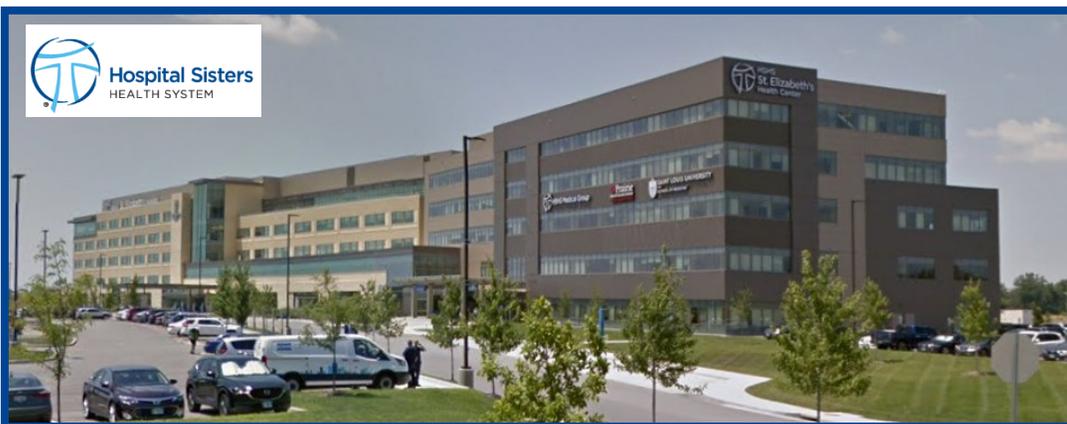
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ABOUT



SCOTT AIR FORCE BASE

Located along I-64 in Southern Illinois, O'Fallon is a key part of the St. Louis Metro East. Home to national retailers and local businesses alike. It's among the fastest-growing cities in the region-and ranked as one of the best places to live by several national publications. Key Industries and employers in the region include Healthcare (BJC, Memorial East Hospital, St. Elizabeth's Hospital), Scott Air Force Base, Major Retailers, Tourism and Recreation. Due to its proximity to Scott Air Force Base (SAFB) the population receives a boost from military and federal civilian personnel, defense contractors and military retirees. SAFB contributes \$3 Billion annually to regional economy. Property is located 30 Minutes from St. Louis international Airport & 10 Minutes from MidAmerica Airport (commercial & cargo).



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DEMOGRAPHICS



**300,000
PEOPLE**

Retail Destination Market

\$3 BILLION

Total Market Demand

**\$100,000
ANNUALLY**

Average O'Fallon household income

Population

	2000	2010	2018 ESTIMATE	2023 PROJECTION
Retail Trade Area	257,654	270,408	262,457	259,217

Income

	2018 ESTIMATE
Average Household	\$73,899
Median Household	\$53,865
Per Capita	\$29,831

Educational Attainment

	2018 ESTIMATE
Graduate or Professional	10.2%
Bachelor's Degree	16.4%
Associate Degree	11.5%
Some College, No Degree	24.0%
High School Graduate	28.2%
Some High School, No Degree	6.7%
Less than 9th Grade	3.0%

Race Distribution

	2018 ESTIMATE
White	64.97%
Black or African American	28.65%
American Indian/Alaskan	0.29%
Asian	1.51%
Native Hawaiian/Islander	0.10%
Other Race	1.72%
Two or More Races	2.75%
Hispanic or Latino (of any race)	4.84%

Age

GROUPS	2018 ESTIMATE
9 Years and Under	12.78%
10-17 Years	10.65%
18-24 Years	8.83%
25-34 Years	13.20%
35-44 Years	12.88%
45-54 Years	12.95%
55-64 Years	13.39%
65 Years and Over	15.33%
DISTRIBUTION	2018 ESTIMATE
Median Age	38.51
Average Age	39.15

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